

NOTES

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNITED DEVELOPMENT CODE.
4. THE PLANS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN TEXAS TRANSPORTATION CODE, SECTION 651.003.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION, 2: 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PARK SPACE SUMMARY (SINGLE FAMILY)

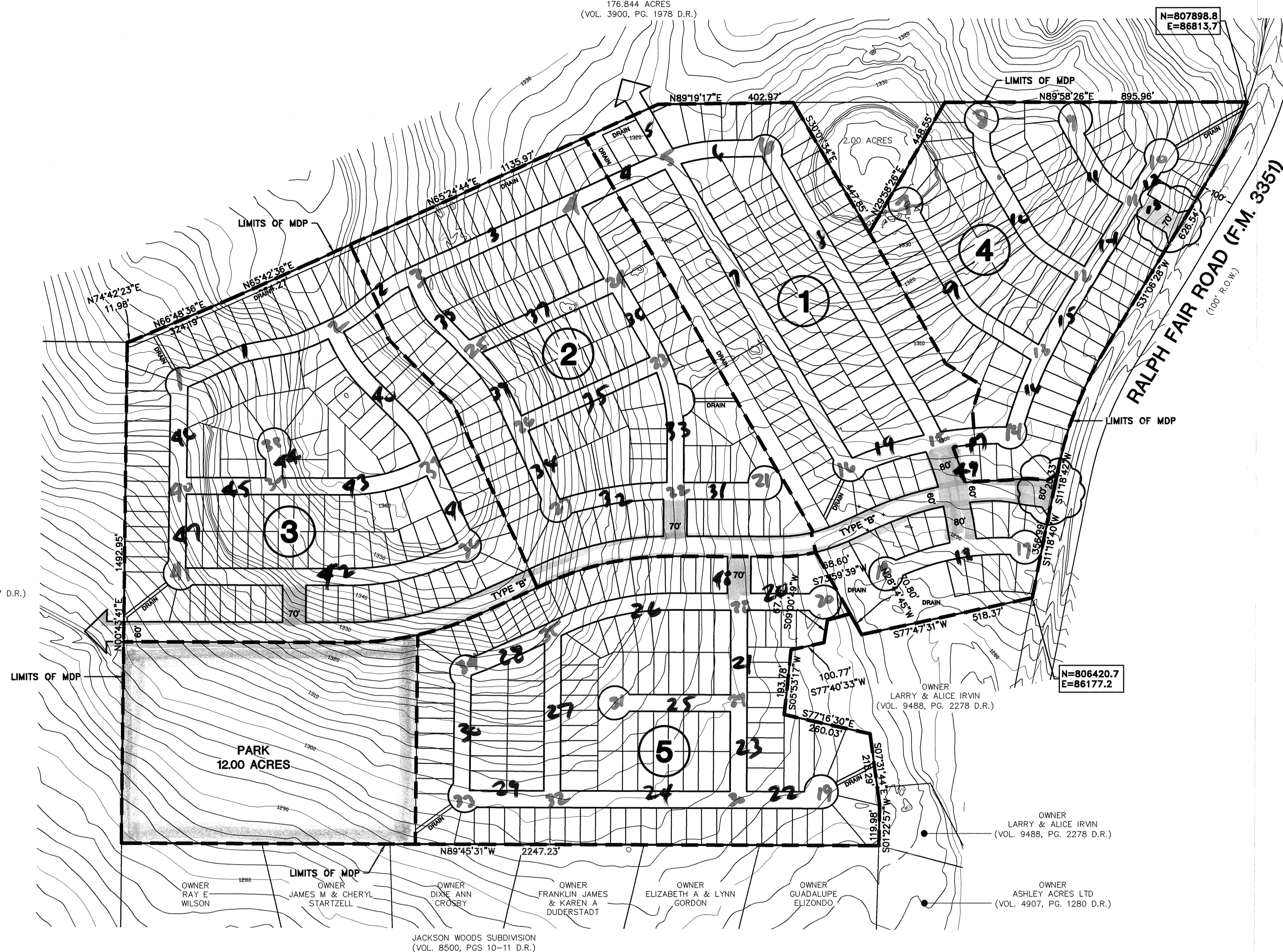
REQUIRED
PARK SPACE/
OPEN SPACE

589 LOTS X $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$ = 8.4 AC.






SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. of BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	23.22	116	5.00	—	JANUARY 2008
2	SINGLE FAMILY RESIDENTIAL	22.42	119	5.31	—	JANUARY 2008
3	SINGLE FAMILY RESIDENTIAL	23.90	126	5.27	—	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	16.69	93	5.57	—	JANUARY 2010
5	SINGLE FAMILY RESIDENTIAL	23.08	135	5.85	—	JANUARY 2011
TOTALS/AVERAGE		109.31	589	5.39	—	

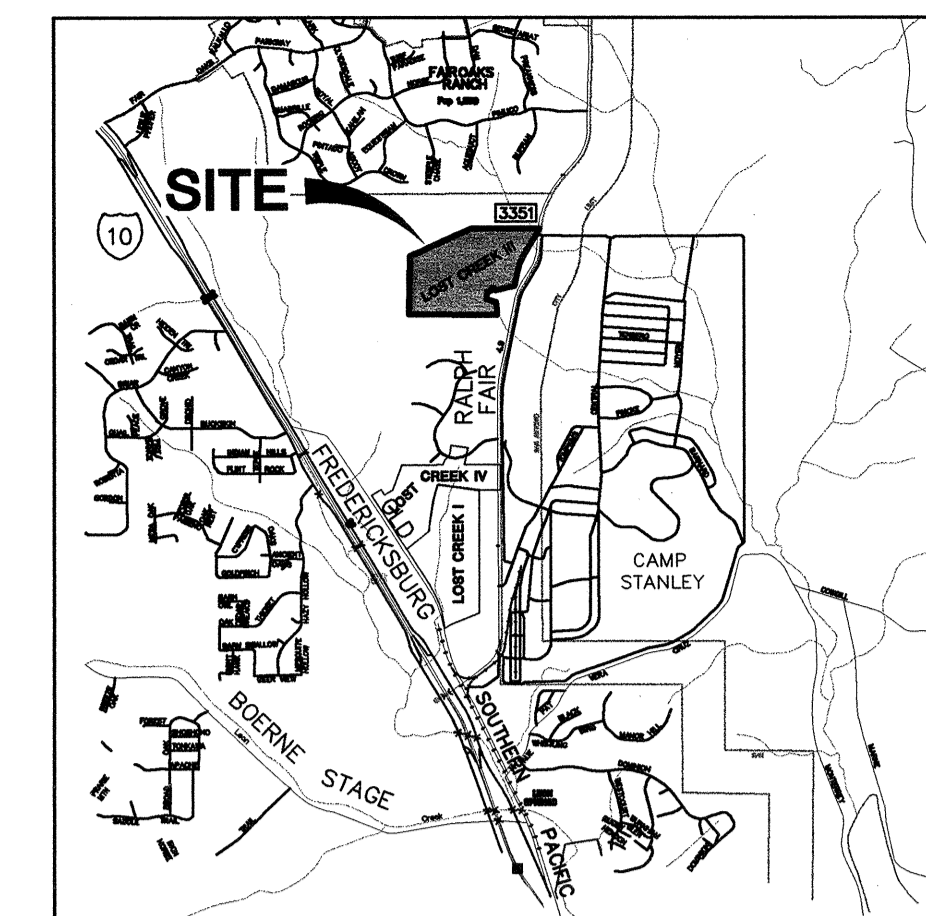
LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	109.31
PARK SPACE	12.00
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	—
DRAINAGE ROW/NATURAL AREA	—
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	—
TOTALS	121.31

GOMBERT FAMILY PARTNERSHIP
176.844 ACRES
(VOL. 3900, PG. 1978 D.R.)

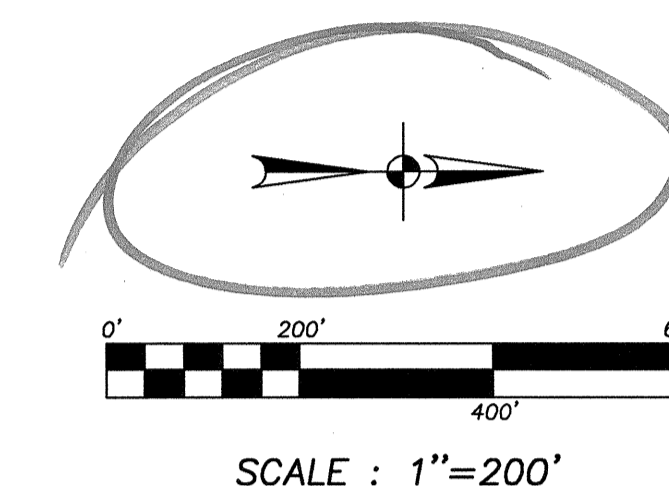


LEGEND:

- | | |
|---|---|
|  | PHASE LINE |
|  | 10' CONTOURS |
|  | ENTRY MONUMENT
TO BE PLACED
WITHIN R.O.W. BY
DEVELOPER |
|  | UNIT NUMBER |
|  | FUTURE
STREET EXTENSION |



LOCATION MAP
NOT-TO-SCALE



INTERNAL CONNECTIVITY RATIO

$$\text{RATIO} = 1.195 = 1.2$$
41
98

35-B101

CORRECT NORTH ARROW

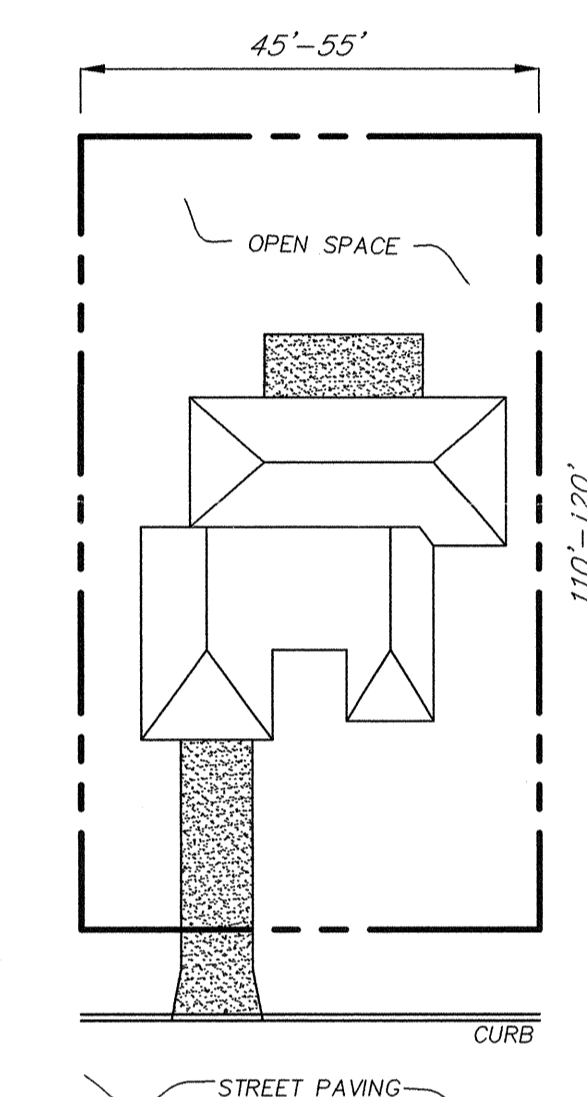
CONDITIONALLY
APPROVED

~~APPROVED~~

061005

Q02

② THE TIME OF
FINAL APPROVAL
PLAN WILL SHOW
CORRECT NORTH
ARROW



TYPICAL RESIDENTIAL LOT
(45'-55' X 110'-120')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK III MASTER DEVELOPMENT PLAN

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PREPARATION DATE: MARCH 14, 2005 | JOB NO. 6197-00
REVISED DATE: APRIL 4, 2005

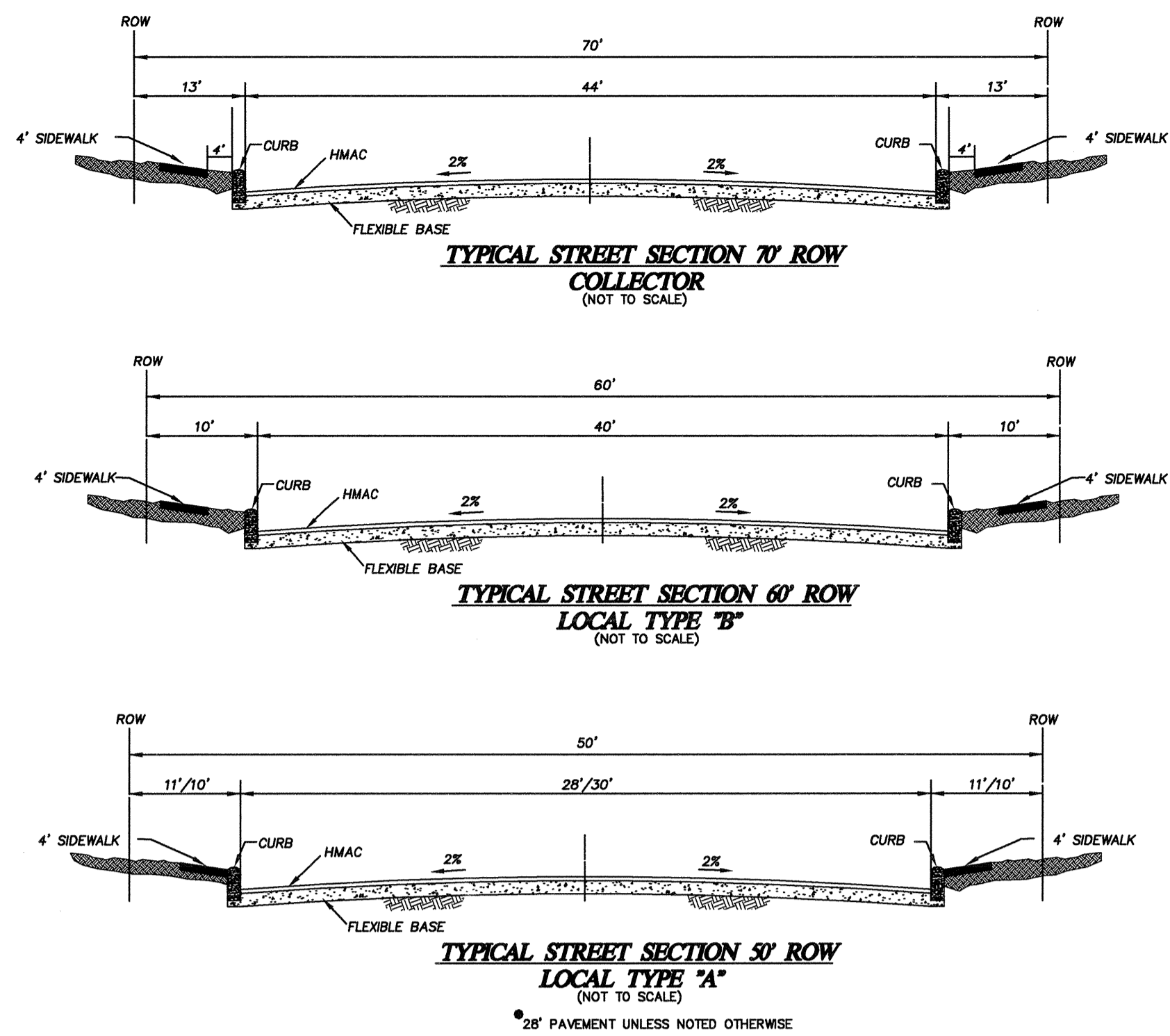


**PAPE-DAWSON
ENGINEERS**
1005 2005 - 10 YEARS OF EXCELLENCE

PREPARATION DATE: MARCH 14, 2005
REVISED DATE: APRIL 4, 2005

MDP# 828

Q33



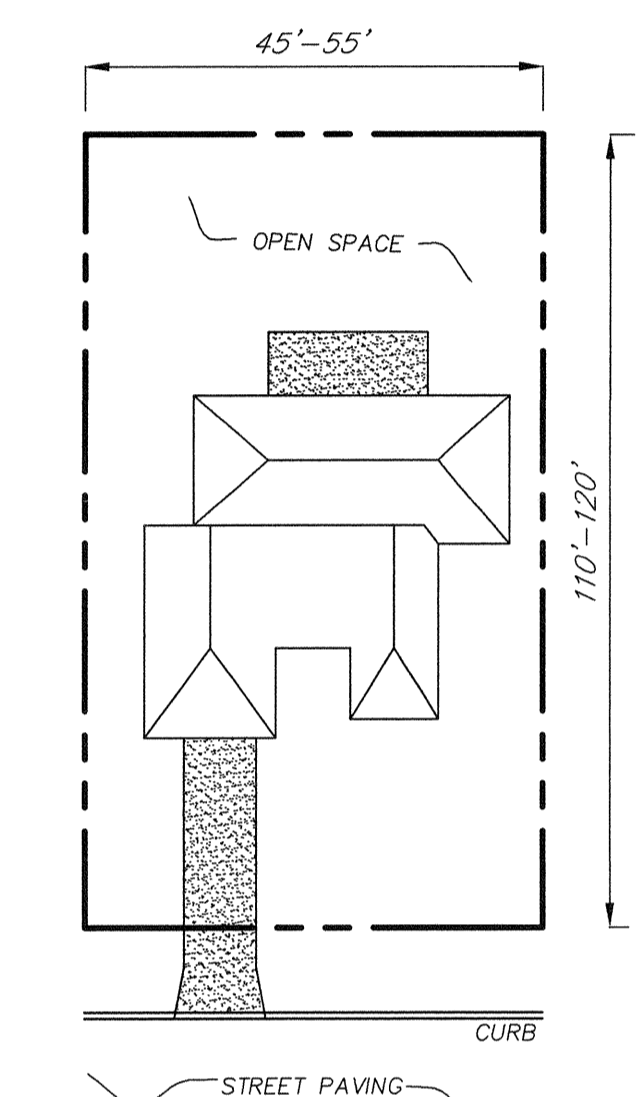
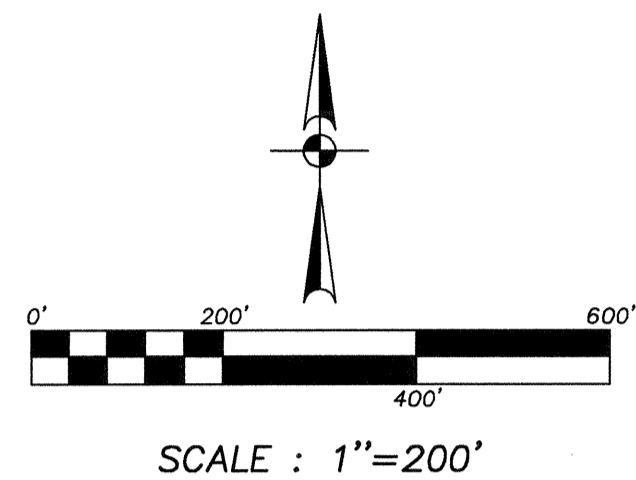
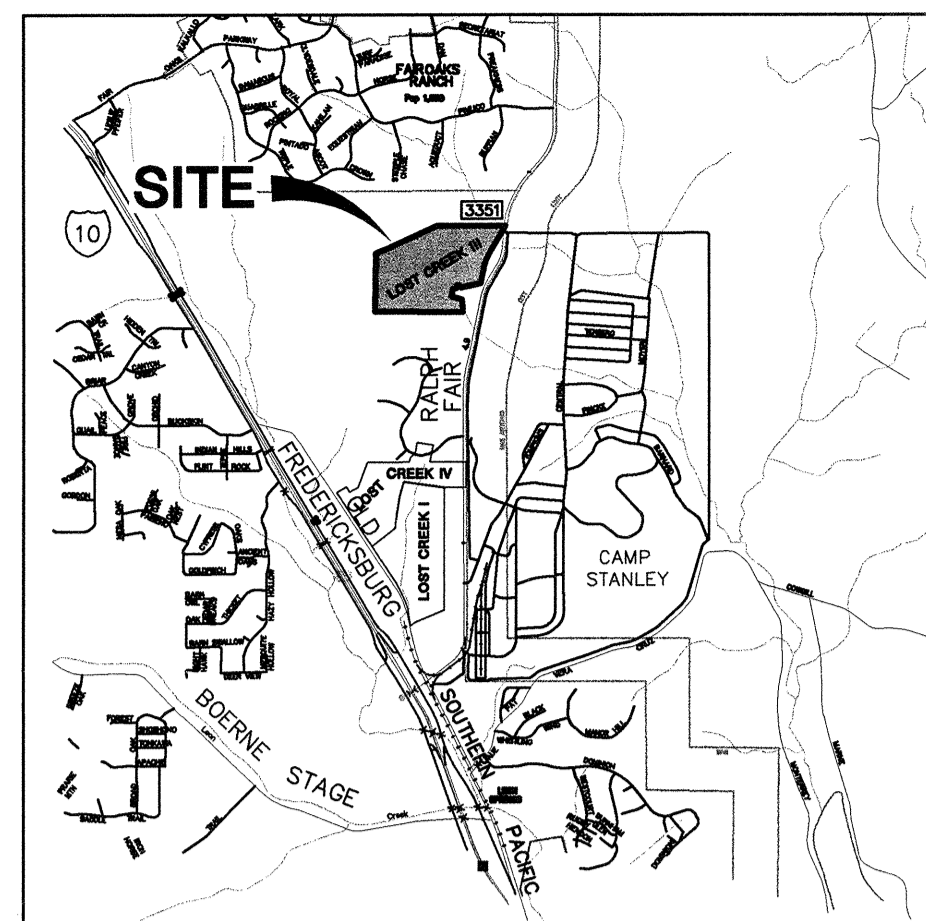
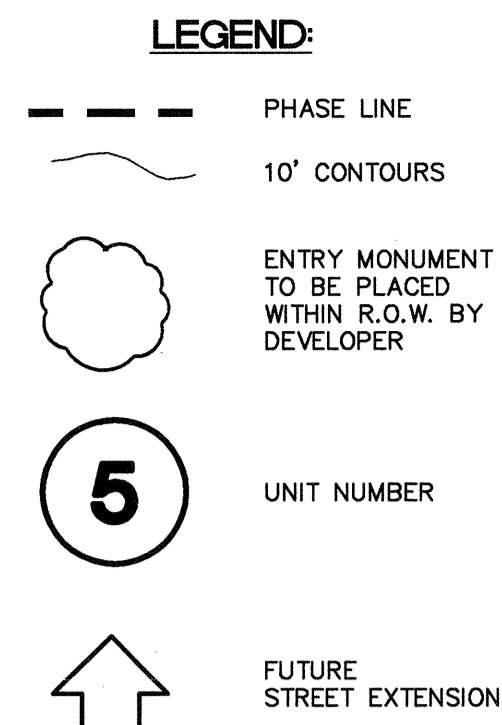
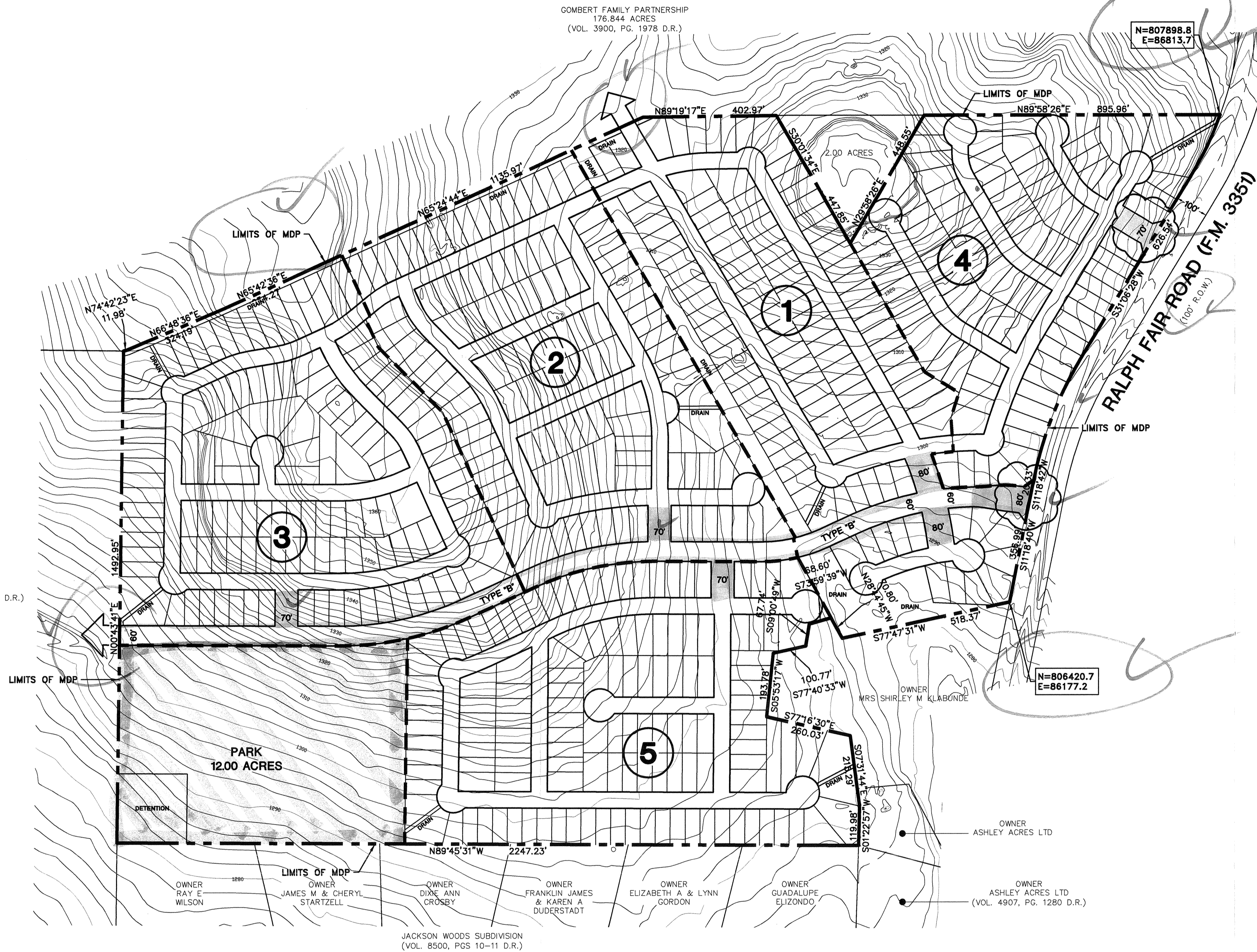
- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
 6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 7. ALL STREETS ARE PUBLIC.
 8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PARK SPACE SUMMARY (SINGLE FAMILY)		
REQUIRED PARK SPACE/ OPEN SPACE	588 LOTS X 1 ACRE	= 8.4 AC.
	70 LOTS	

- NOTE:
- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
 - 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE					
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)
1	SINGLE FAMILY RESIDENTIAL	23.22	115	4.95	—
2	SINGLE FAMILY RESIDENTIAL	22.42	119	5.31	—
3	SINGLE FAMILY RESIDENTIAL	23.90	126	5.27	—
4	SINGLE FAMILY RESIDENTIAL	16.69	93	5.57	—
5	SINGLE FAMILY RESIDENTIAL	23.08	135	5.85	—
TOTALS/AVERAGE		109.31	588	5.38	—

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	109.31
PARK SPACE	12.00
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	—
DRAINAGE ROW/NATURAL AREA	—
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	—
TOTALS	121.31



ENGINEER:
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DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC
GAS: GREY FOREST UTILITY

LOST CREEK III MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 121.31 ACRES, COMPRISED OF A 121.317 ACRE, MORE OR LESS, TRACT OF LAND, BEING APPROXIMATELY 54.289 ACRES OUT OF THE JOHN J. WELLS SURVEY No. 64 AND APPROXIMATELY 67.028 ACRES OUT OF THE MARIA F. HERNANDEZ SURVEY No. 420, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 8879, PAGE 76 AND 1.998 ACRES, OUT OF THE JOHN WELLS SURVEY No. 64, ABSTRACT No. 805, COUNTY BLOCK No. 4737, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 4269, PAGE 412.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

CENTEX HOMES

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

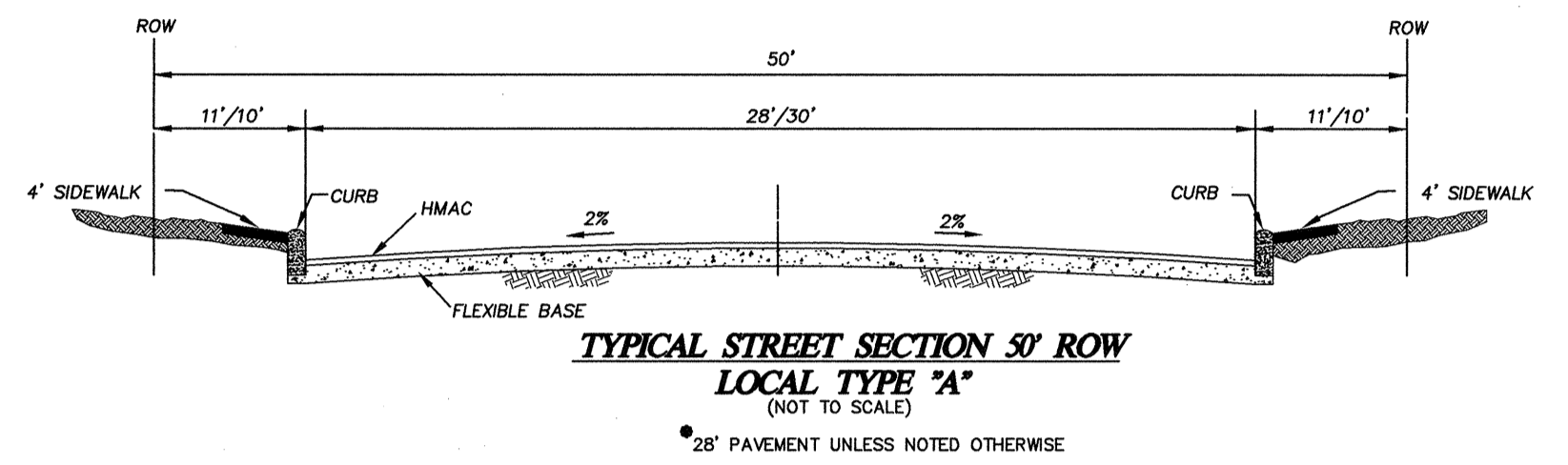
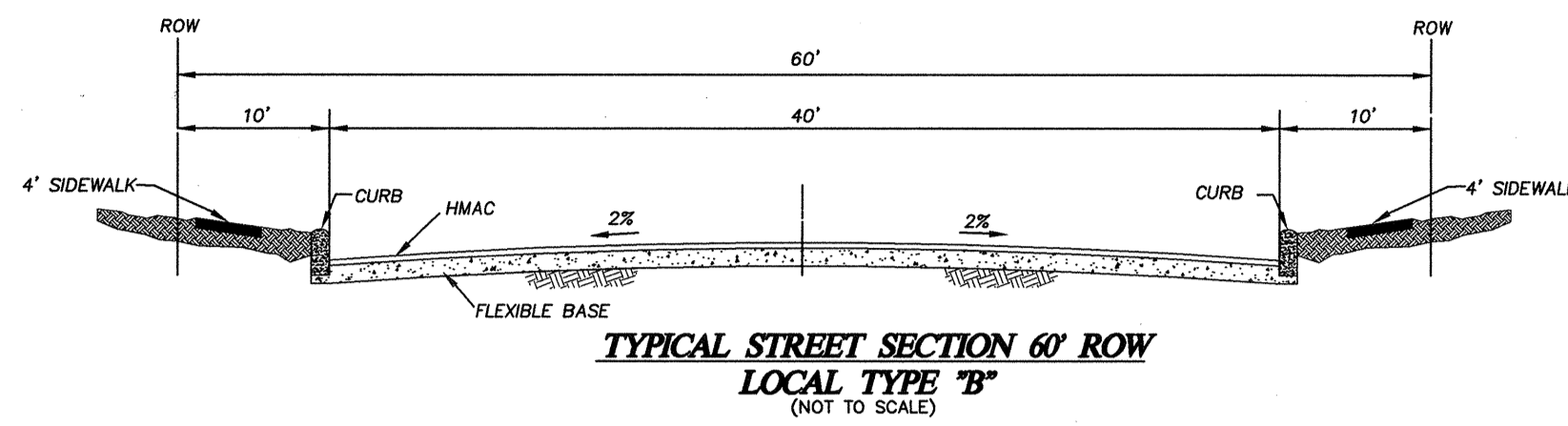
CHAIRMAN: DATE:

SECRETARY: DATE:

PAPE-DAWSON
ENGINEERS
1965-2005 • 40 YEARS OF EXCELLENCE

555 EAST RAMSEY SAN ANTONIO, TEXAS 78216 PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: MARCH 14, 2005 JOB NO. 6197-00
REVISED DATE: JUNE 16, 2005

MDP # 828



- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
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 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
 6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 7. ALL STREETS ARE PUBLIC.
 8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

187.21 ACRE TRACT
(VOL. 9257, PGS 1240-1247 D.R.)

COMBERT FAMILY PARTNERSHIP
176.844 ACRES
(VOL. 3600, PG. 1078 D.R.)

N=807898.8244
E=86813.7254

N=806420.7410
E=86177.2078

LARRY & ALICE IRVIN
(VOL. 9488, PG. 2278 D.R.)

LARRY & ALICE IRVIN
(VOL. 9488, PG. 2278 D.R.)

ASHLEY ACRES LTD
(VOL. 4907, PG. 1280 D.R.)

JACKSON WOODS SUBDIVISION
(VOL. 8500, PGS 10-11 D.R.)

PARK SPACE SUMMARY (SINGLE FAMILY)		
REQUIRED PARK SPACE/ OPEN SPACE	628 LOTS X 1 ACRE = 9.0 AC.	70 LOTS

- NOTE:
- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
 - 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	17.96	91	5.07	—	JANUARY 2007
2	SINGLE FAMILY RESIDENTIAL	21.28	102	4.79	—	JANUARY 2008
3	SINGLE FAMILY RESIDENTIAL	19.34	104	5.38	—	JANUARY 2009
4	SINGLE FAMILY RESIDENTIAL	18.05	86	4.76	—	JANUARY 2010
5	SINGLE FAMILY RESIDENTIAL	16.15	94	5.82	—	JANUARY 2011
6	SINGLE FAMILY RESIDENTIAL	15.86	79	4.98	—	JANUARY 2012
7	SINGLE FAMILY RESIDENTIAL	14.67	72	4.91	—	JANUARY 2013
TOTALS/AVERAGE		123.31	628	5.09	—	

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	119.90
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	—
* DRAINAGE ROW/NATURAL AREA	3.41
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	—
TOTALS	123.31

** INCLUDES FLOOD PLAIN

PROPERTY LEGAL DESCRIPTION

A 123.31 ACRES, COMPRISED OF A 121.317 ACRE, MORE OR LESS, TRACT OF LAND, BEING APPROXIMATELY 54.289 ACRES OUT OF THE JOHN J. WELLS SURVEY No. 64 AND APPROXIMATELY 67.028 ACRES OUT OF THE MARIA F. HERNANDEZ SURVEY No. 420, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 8879, PAGE 76 AND 1.998 ACRES, OUT OF THE JOHN WELLS SURVEY No. 64, ABSTRACT No. 805, COUNTY BLOCK No. 4737, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 4269, PAGE 412.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-BT19 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

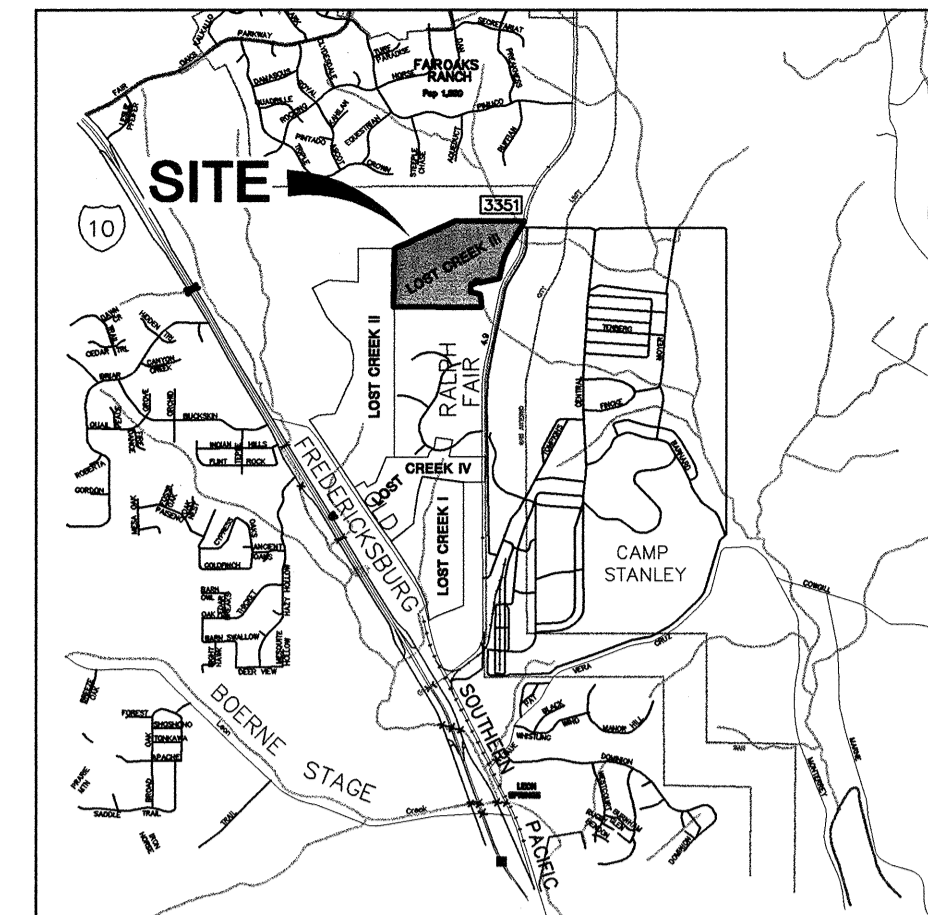
ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

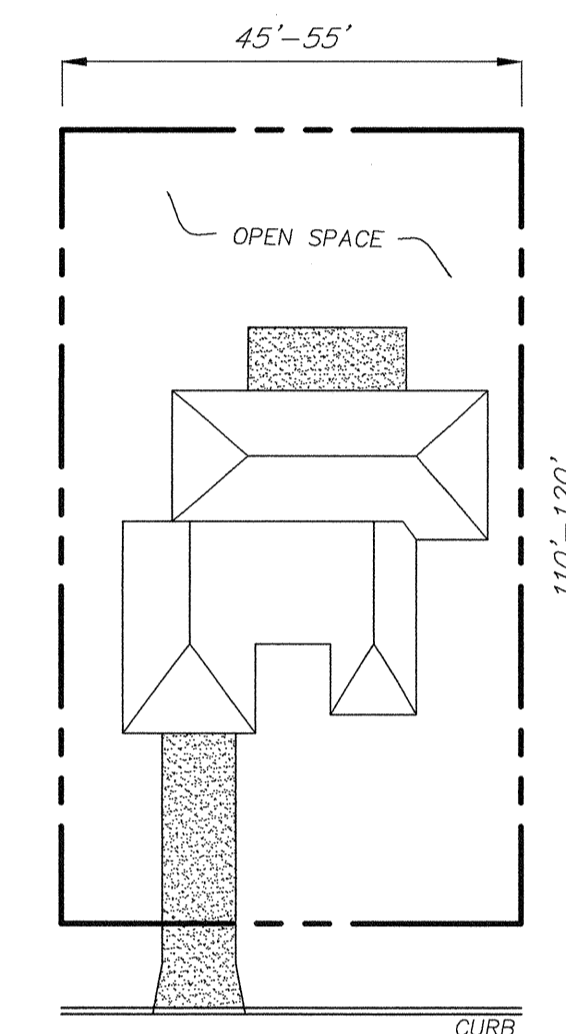
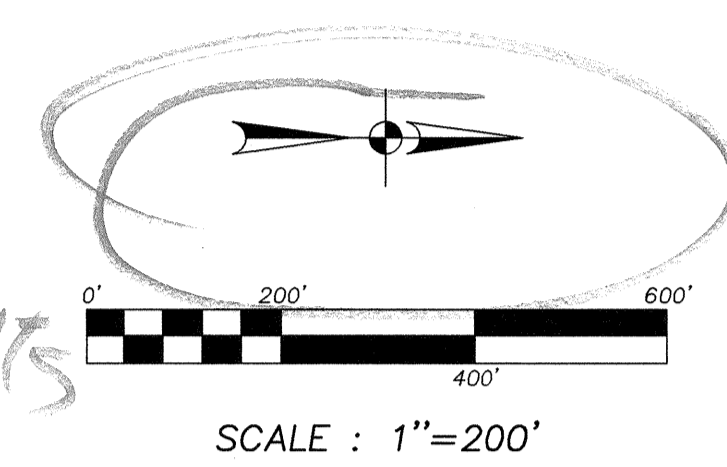
CENTEX HOMES

LEGEND:

- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- 5 UNIT NUMBER
- ↑ STREET EXTENSION



LOCATION MAP
NOT-TO-SCALE



TYPICAL RESIDENTIAL LOT
(45'-55' X 110'-120')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK III MASTER DEVELOPMENT PLAN

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

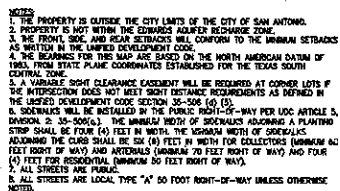
SECRETARY: DATE:

PAPE-DAWSON
ENGINEERS
1966-2005 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: FEBRUARY 10, 2005 | JOB NO. 6197-00

MDP # 828

0034



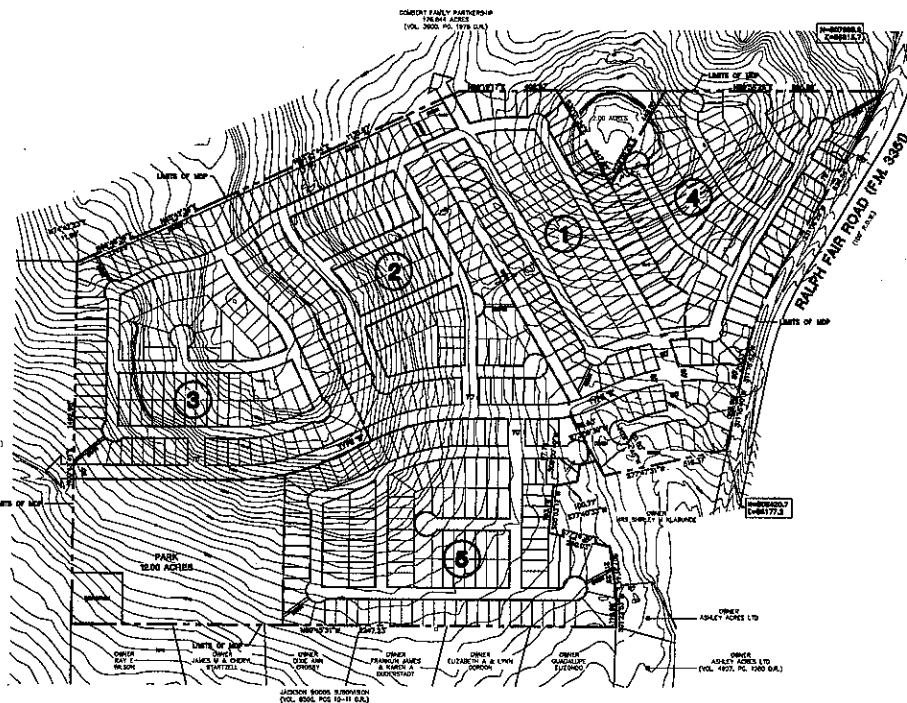
PARK SPACE SUMMARY (SINGLE FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE	500 LOTS X $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$	= 0.4 AC.
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NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

UNIT/PHASE	LAND USE	GROSS AREA (AC)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC)	TOTAL PLANT NATURAL AREA (AC)	ANTICIPATED COMPLETION
1	SINGLE FAMILY RESIDENTIAL	23.23	113	4.89	--	JANUARY 2007
2	SINGLE FAMILY RESIDENTIAL	22.42	119	5.31	--	JANUARY 2006
3	SINGLE FAMILY RESIDENTIAL	23.90	126	5.27	--	JANUARY 2006
4	SINGLE FAMILY RESIDENTIAL	18.69	63	5.57	--	JANUARY 2011
5	SINGLE FAMILY RESIDENTIAL	23.98	126	5.83	--	JANUARY 2011
	TOTALS/AVERAGE	108.31	553	5.08		

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	109.31
PARK SPACE	12.00
MULTI-FAMILY/COMMERCIAL SPECIAL USE	--
DRAINAGE ROW/NATURAL AREA	--
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	--
TOTALS	121.31

**PROPERTY LEGAL DESCRIPTION**

A 13.11 ACRES, COMPRISED OF A 121.517 ACRES, MORE OR LESS, TRACT OF LAND, BEING APPROXIMATELY 54.295 ACRES OUT OF THE JOHN E. WELLS SURVEY No. 44 AND APPROXIMATELY 67.023 ACRES OUT OF THE ALABAMA F. HINNANT SURVEY No. 420, BROWN COUNTY, TEXAS RECORDED IN VOLUME 3375, PAGE 26 AND 13.99 ACRES, OUT OF THE JOHN WELLS SURVEY No. 44, ADJACENT TRACT No. 105, COUNTY BLOCK No. 473, BROWN COUNTY, TEXAS RECORDED IN VOLUME 4299, PAGE 412.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-0119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

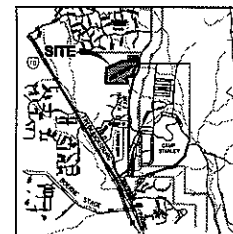
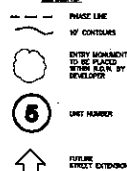
ACKNOWLEDGED BY:

2248 JOURNAL OF CLIMATE

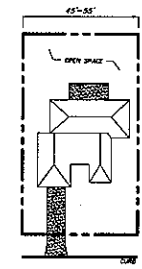
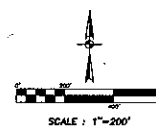
DEV SERVICES

2005 JUL 13 A 7:20

LEGEND:



LOCATION MAP
NOT-TO-SCALE



TYPICAL RESIDENTIAL LA
(65-55 X 102-120)
DATE: 05/04/23

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 96-1985

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SBC
GAS:	GREY FOREST UTILITY

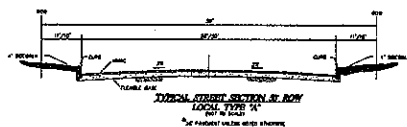
LOST CREEK III MASTER DEVELOPMENT PLAN



**PAPE-DAWSON
ENGINEERS**
1000-8000 = 40 YEARS OF EXCELLENCE

001 EAST TAPSCOTT | SAN ANTONIO TEXAS 78204 | PHONE 210.579.0000
 FAX 210.579.0010
 * PREPARATION DATE: MARCH 14, 2005 | JOB NO. 5197-00

2005 FEB 15 P 3:00



NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO EXISTING OR PROPOSED UTILITY LINES ARE LOCATED IN ACCORDANCE TO THE UTILITY SERVICES AS SHOWN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 AND THE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIANUS STOP CLEARANCE EASEMENT WILL BE REQUIRED AT CROWN LOTS IF INTERSECTION DOES NOT MEET SIGHT TRIANGLE REQUIREMENTS AS DEFINED IN AUSTIN MANUALLY, 2003 EDITION.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER LOCAL LAW ENACTING A STOP SHALL BE FOUR (4) FEET IN WIDTH; THE WIDENING NOD OF SIDEWALKS, INCLUDING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTIONS (MINIMUM 60 FEET FROM THE CURB) AND ARTERIALS (MINIMUM 70 FEET FROM THE CURB); AND 40 FEET FROM THE CURB FOR RESIDENTIAL (MINIMUM 30 FEET FROM THE CURB).
7. ALL STREETS ARE LOCAL.
8. ALL STREETS ARE PUBLIC TYPE "A" SO FORT RIGHT-OF-WAY UNLESS OTHERWISE

157.21 AC46 10AC1
(YGL B257. PGS 1240-1243 D.R.)

REQUIRED
PARK SPACE/
OPEN SPACE

628 LOTS x $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$ = 9.0 AC.

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

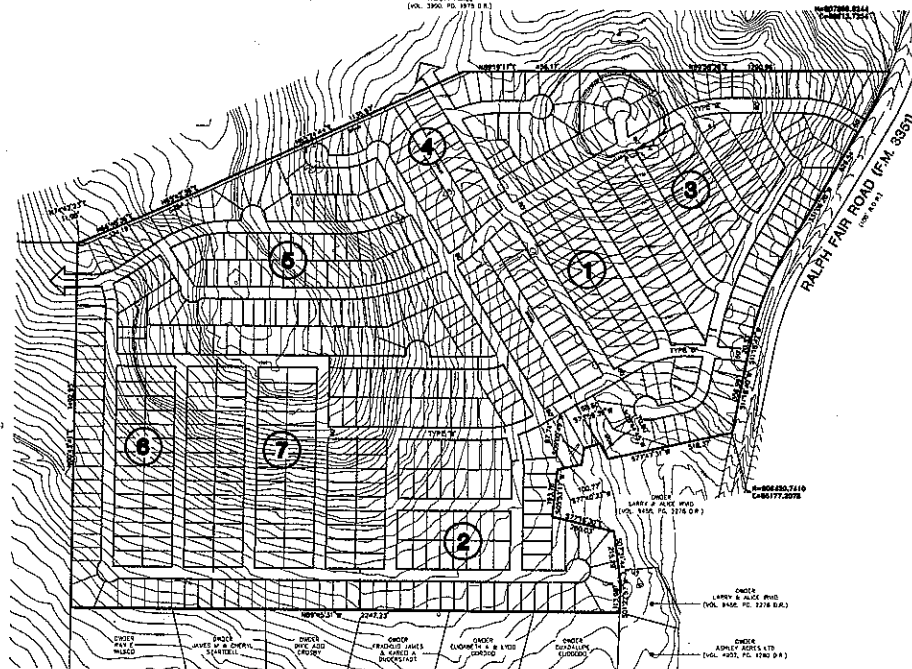
UNIT/ PHASE	LAND USE	AGGREGATE AREA (AC)	NO. BUILDINGS /LOT	ESTIMATED DENSITY (BUILDS/AC)	PERCENT PLANTING NATURAL AREA (%)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	19.96	102	5.07	—	JANUARY 2000
2	SINGLE FAMILY RESIDENTIAL	21.20	102	4.79	—	JANUARY 2000
3	SINGLE FAMILY RESIDENTIAL	19.54	104	5.38	—	JANUARY 2000
4	SINGLE FAMILY RESIDENTIAL	18.03	88	4.76	—	JANUARY 2011
5	SINGLE FAMILY RESIDENTIAL	16.73	94	5.62	—	JANUARY 2011
6	SINGLE FAMILY RESIDENTIAL	16.73	94	4.86	—	JANUARY 2011
7	SINGLE FAMILY RESIDENTIAL	14.67	72	4.81	—	JANUARY 2011
TOTALS/AVG/Acre		723.31	629	5.00	—	






LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	119.80
MULTI-FAMILY/COMMERCIAL SPECIAL USE	-
DRAINAGE ROW/NATURAL AREA	3.41
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	-
TOTALS	123.21

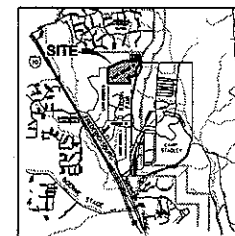
* INCLUDES FLOOD PLAIN

A 121.31 ACRES, CONSISTED OF A 121.31 ACRE MORE OR LESS, TRACT OF LAND, BEING APPROXIMATELY 5.232 ACRES OUT OF THE JOHN A. WELLS SURVEY No. 64 AND APPROXIMATELY 67.08 ACRES OUT OF THE KASIA F. HEDGECOCK SURVEY No. 126, HENRI COUNTY, TEXAS REPRESENTED IN VOLUME 4978 PAGE 8 AND 1,999 ACRES OUT OF THE JOHN A. WELLS SURVEY No. 64, ABSTRACT No. 105, COUNTY OF HENRI No. 4792, HENRI COUNTY, TEXAS REPRESENTED IN VOLUME 4206 PAGE 112.

COMBUST FUEL & PARTITIONING
176,844 ACRES
(VOL. 3800, PG. 3875 D.R.)



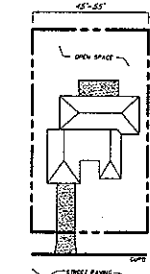
	PHASE LINE
	10' CONTOURS
	ENTRY MOMENT TO BE PLACED WITHIN 60' R. BY DEVELOPER
	SPOT NUMBER
	STREET EXTENSION



LOCATION MAP
NOI-10-5SCALE



SCALE : 1"=200'



TYPICAL RESIDENTIAL LOT
(45'-55' X 110'-120')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK III MASTER DEVELOPMENT PLAN

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

SECRETARY: _____ DATE: _____

SECRETARY: _____ DATE: _____



**PAPE-DAWSON
ENGINEERS**
1985-2005 = 20 YEARS OF EXCELLENCE

PREPARATION DATE: FEBRUARY 10, 2005 JOB NO. 6197-00

Order Form No. 2004, 7/23/04, show the dates
for which the order is valid.



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



E.B.

Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

2005 FEB 15
CITY OF SAN ANTONIO

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: Lost Creek III

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



E.B.

Date: _____

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

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(Check One)

- | | |
|--|---|
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| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Other: _____ | |

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Project Name: Lost Creek III

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Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

N/A

Existing zoning: N/A

Proposed zoning: N/A

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: <See Plan>

Total Number of lots: 628 divided by acreage: 123.31 = Density: 5.1

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: = Open space %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y:

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Boerne Ferguson map grid: Pg 447, D-4, E-4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name No No.

Is there a corresponding PUD for this site? Name No No.

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name No.

Name No.

Name No.

DIV. SERVICES
2005 FEB 15 PM 3:00

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

CITY SERVICES
2005 FEB 15 1:30:00

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

(Continued)

2005 FEB 15 PM 3:00
NEW SERVICES

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

2005 FEB 15 PM 3:00
CITY SERVICES

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Lost Creek III Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rick Pierce Signature: Rick Pierce

Date: 1-28-05 Phone: 496-1985 Fax: 496-0449

E-mail: rpierce@centexcomes.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/**
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
 Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombroso, Planner II (Even File number)
 (210) 207-5014, rlombroso@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
 (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
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<input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Plat Certification Request | |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek III **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9030

Contact Person Name: Jon Adame **E-mail:** jadame@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with _____

(Plats Only): 2 copies (folded) with Request
 (1) Master Development, (1) Major

Master Plans & P.U.D. Submittals 15 copies (folded) with Division Request for Review form (attached) for respective a

Lost Creek III & IV

STATES

Jesse P

J Pacheco@pape-dawson.com

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
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City of San Antonio Development Services Department use

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☐ **I recommend approval**

☐ **I do not recommend approval**

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

DEV. SERVICES
2005 APR 28 P 2:49

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Lost Creek III MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

Karl M. Nijer
Signature

Manager
Title

3-22-05
Date

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scheduled meeting.

☒ I recommend approval

☐ I do not recommend approval

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Additional Comments:

Karl M. Nijer
Signature

Manager
Title

3-22-05
Date

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City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek III File# _____
Engineer/Surveyor: Pape-Dawson Engineers, Inc.
Address: 555 East Ramsey, San Antonio, TX Zip code: 78216
Phone: (210) 375-9000 Fax: (210) 375-9030
Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any *MDP's, POADP's, and PUD's associated with this project:*

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



Bexar County

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

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(210) 207-5014, rlombardo@sanantonio.gov

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(Check One)

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REQUEST FOR REVIEW

(Cont.)

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| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

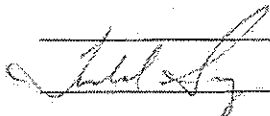
☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- 1) PROVIDE COLLECTOR ROADWAYS AT LEAST ONE LOT DEPTH FOR BOTH ACCESS POINTS ONTO RAULPH FAIR.
- 2) DO NOT SIDE RESIDENTIAL LOTS UP AGAINST THOROUGHFARE.
- 3) CHANGE NOTE #5 TO "LATEST VERSION OF AASHTO"


Signature

Civil Engineer Assistant
Title

4-28-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Project Name: Lost Creek III File#

Date: _____

☒ I recommend approval

Signature

Title

Date _____

2

Ernest Brown

From: Robert Browning
Sent: Monday, July 11, 2005 4:20 PM
To: Ernest Brown
Cc: P. E. Jon Adame (E-mail); Shiva Sandrana (E-mail)
Subject: Lost Creek Subdivision Unit III MDP STMWTR hold RELEASED

Ernest-
Stormwater Engineering's remaining concerns were addressed with the submittal of a June 17 revised Stormwater Management Plan. We therefore release our hold on this MDP.
Please contact me if you have any questions.

Thank You,

Robert J. Browning, P.E. (Bob)
Storm Water Engineer
City of San Antonio, Storm Water Utility
210.207.5032
Fax 207.6553

Ernest Brown

From: Robert Browning
Sent: Monday, June 20, 2005 1:55 PM
To: P. E. Jon Adame (E-mail)
Cc: Ernest Brown
Subject: Lost Creek III MDP

Jon-

We have received a 6/9/05 response from Shiva Sandrana addressing Lyndon Duano's comments (pertaining to the portion of this development in the Leon Creek watershed.)

I do not believe we have received a response to my March 15 comments (pertaining to the Salado Creek portion). I have attached a copy of these comments for your reference. Please let me know the status of your response and/or if you have any questions. Thank you for your assistance.



SC2099.MDP Lost
Creek III.0503...

Sincerely,

Robert J. Browning, P.E. (Bob)
Storm Water Engineer
City of San Antonio, Storm Water Utility
210.207.5032
Fax 207.6553



CITY OF SAN ANTONIO

*P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966*

March 15, 2005

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Tx. 78216
Phone: (210)375-9000
Fax: (210)375-9010

ATTN: John D. Adame, P.E.
RE: Lost Creek III Master Development Plan (MDP)

Mr. Adame:

This department has completed its review of your February 15 submittal associated with the above referenced project. Please address the following comments:

1. Provide digital copies of all hydrologic and hydraulic models submitted. (Also noted in March 3 comments from Lyndon Duano of this department.)
2. In addition to the submitted existing and proposed development runoff analyses, submit ultimate hydrologic analyses.
3. Indicate path of runoff from the subject site to a point 2000 feet downstream thereof on the submitted U.S.G.S. Map.
4. Submit hydrologic runoff and hydraulic capacity calculations to show that existing and/or proposed drainage improvements along this 2000-foot path have the capacity to accept the expected ultimate development runoff. Specifically, analyze existing culvert(s) under Ralph Fair Road and at least one cross-section at the 2000-foot limit.
5. Discuss and/or analyze the capacity of Dam No. 1 to accept runoff from the ultimately developed area tributary thereto. At a minimum, show that no habitable structures are located within the 100-year ultimate development inundation pool (with freeboard) of this dam or reference a previously accepted study which address this issue.

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or require any further information.

Sincerely,

Robert J. Browning, P.E.
Storm Water Engineer
City of San Antonio
Public Works Department, Storm Water Utility

Ernest Brown

From: Lyndon Duano
Sent: Wednesday, March 30, 2005 2:19 PM
To: Robert Lombrano; Ernest Brown
Cc: Terrance Jackson
Subject: MDP & PUD Submittal

The following are not approved pending comments:

CTI Residential Subdivision, MDP send comments 3/30/05
Lost Creek IV, MDP send comments 3/3/05
Lost Creek III, MDP send comments 3/3/05
Sundance Subdivision, MDP send comments 3/9/05
Lost Creek I, MDP send comments 2/9/05
Werner Tract, MDP send comment 1/6/05

The Woods At Westover Hills, Phases IV & V (PUD) send comments 2/9/05
The Woods At Westover Hills, Phases VI (PUD) send comments 2/9/05

I you have any question please call me.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Ernest Brown

From: Robert Browning
Sent: Tuesday, March 15, 2005 11:41 AM
To: Ernest Brown
Cc: Michael Herrera; Arturo Villarreal
Subject: Lost Creek III, MDP- DO NOT RELEASE

Ernest-

Attached are my comments regarding the above MDP, as are being forwarded to the engineer.

By the way- I noticed that the MDP layout shows no access to Unit 2 until Unit 4 is constructed.

Let me know if you have any questions.

Sincerely,

Robert Browning, P.E.
Storm Water Engineer
City of San Antonio, Storm Water Utility
210.207.5032
Fax 207.6553



MDP.Lost Creek
III.StmWtr.0503...



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

March 15, 2005

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Tx. 78216
Phone: (210)375-9000
Fax: (210)375-9010

ATTN: John D. Adame, P.E.
RE: Lost Creek III Master Development Plan (MDP)

Mr. Adame:

This department has completed its review of your February 15 submittal associated with the above referenced project. Please address the following comments:

1. Provide digital copies of all hydrologic and hydraulic models submitted. (Also noted in March 3 comments from Lyndon Duano of this department.)
2. In addition to the submitted existing and proposed development runoff analyses, submit ultimate hydrologic analyses.
3. Indicate path of runoff from the subject site to a point 2000 feet downstream thereof on the submitted U.S.G.S. Map.
4. Submit hydrologic runoff and hydraulic capacity calculations to show that existing and/or proposed drainage improvements along this 2000-foot path have the capacity to accept the expected ultimate development runoff. Specifically, analyze existing culvert(s) under Ralph Fair Road and at least one cross-section at the 2000-foot limit.
5. Discuss and/or analyze the capacity of Dam No. 1 to accept runoff from the ultimately developed area tributary thereto. At a minimum, show that no habitable structures are located within the 100-year ultimate development inundation pool (with freeboard) of this dam or reference a previously accepted study which address this issue.

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or require any further information.

Sincerely,

Robert J. Browning, P.E.
Storm Water Engineer
City of San Antonio
Public Works Department, Storm Water Utility

Ernest Brown

From: Sam Dent

Sent: Friday, May 20, 2005 4:05 PM

To: jadame@pape-dawson.com

Cc: Ernest Brown

Subject: MDP Review Comments - Lost Creek III

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Jon Adame, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: May 20, 2005

SUBJECT: MDP Review Comments
Lost Creek III

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Marc Courchesne
Sent: Monday, June 27, 2005 3:00 PM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Lost Creek III, MDP **APPROVAL**

TIA recommends the approval of the Lost Creek III, MDP received June 23, 2005.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Richard De La Cruz
Sent: Tuesday, May 31, 2005 3:06 PM
To: Richard De La Cruz; Robert Lombrano; Ernest Brown; Marc Courchesne; 'jadame@pape-dawson.com'; 'jpacheco@pape-dawson.com'; Michael Herrera
Subject: Lost Creek III MDP **Approval**

TIA Recommends approval



2005TIA0567.jpg

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division
FROM: Development Services TIA Division
COPIES TO: File
SUBJECT: Lost Creek III (Level 2 TIA), MDP
DATE: May 31, 2005

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Lost Creek III Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek III Development is located to the west of Ralph Fair Road, approximately two miles north of the intersection Old Fredericksburg Road and Ralph Fair Road. The proposed development consisting of 121 acres is proposed to be developed with 616 single-family detached homes. Lost Creek III is estimated to generate 462 AM peak hour trips, 622 PM peak hour trips with a total of 6,222 Daily trips by the year 2008.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Lost Creek III Development MDP, at no cost to the City of San Antonio:

- Street connections to Ralph Fair Road shall be collector sections in width, 70' of Right-of-way and 44' of pavement approximately 200-feet in length or 1 lot depth.
- Construction of an internal east/west Local B street system from Ralph Fair Road (FM 3351) to the west most property line approximately 2900-feet in length. Local B street design parameters consist of 60-feet of ROW and 40-feet of pavement (Table 506-3). The proposed Local B Street shall have no houses fronting (UDC 35-502, (9), (B)).
- Construct an northbound left turn lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- Construct an southbound right turn lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one-way conversion of frontage road does not occur within the next five years, other traffic issues may arise.

Lost Creek III, Level 2 TIA

Page 2

5/31/2005

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Lost Creek III MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-508 will be implemented at the time of platting. Please note that the intent of the east/west Local B street system is to connect to Old Fredericksburg Road.

Approved by:


Richard L. De La Cruz, P.E.

Senior Engineer
Development Services TIA Division

ID 2005TIA0567

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Lost Creek III (Level 2 TIA), MDP

DATE: May 31, 2005

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Lost Creek III Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek III Development is located to the west of Ralph Fair Road, approximately two miles north of the intersection Old Fredericksburg Road and Ralph Fair Road. The proposed development consisting of 121 acres is proposed to be developed with 616 single-family detached homes. Lost Creek III is estimated to generate 462 AM peak hour trips, 622 PM peak hour trips with a total of 6,222 Daily trips by the year 2008.

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- Construct an southbound right turn lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one –way conversion of frontage road does not occur within the next five years, other traffic issues may arise.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Lost Creek III MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting. Please note that the intent of the east/west Local B street system is to connect to Old Fredericksburg Road.

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0567

Ernest Brown

From: Marc Courchesne
Sent: Monday, February 28, 2005 1:46 PM
To: Richard De La Cruz; Marc Courchesne; Ernest Brown; 'jadame@pape-dawson.com'
Subject: Lost Creek III, MDP **DISAPPROVAL**

TIA recommends the disapproval of Lost Creek III, MDP. Redlines are in the engineer pick-up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Christopher Looney
Sent: Wednesday, March 16, 2005 7:51 AM
To: 'jadame@pape-dawson.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera
Subject: Lost Creek III MDP

Lost Creek III MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Tuesday, March 01, 2005 4:36 PM
To: 'jadame@pape-dawson.com'
Cc: Ernest Brown; Michael Herrera; Debbie Reid
Subject: Lost Creek III aprvl



Lost Creek III
aprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 3/1/05

Subject: Master Development Plan Lost Creek III, A/P#108831

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: John McDonald
Sent: Tuesday, April 05, 2005 9:57 AM
To: 'jadame@pape-dawson.com'
Cc: Ernest Brown
Subject: Lost Creek III MDP



MEMO - MDP Lost
Creek III APP....

John McDonald

Senior Planner

Park Project Services

Parks and Recreation Department

(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: John Adame, Pape-Dawson Engineers, Inc.

FROM: John McDonald, Senior Planner

COPIES: Ernest Brown

SUBJECT: Lost Creek III Master Development Plan

DATE: April 5, 2005

I recommend approval of the Lost Creek III Master Development Plan.

Lost Creek III is a proposed subdivision of 628 single-family residential units. UDC Section 35-503 requires 1 acre of parkland for every 70 single-family residential units. Lost Creek III has a parkland dedication requirement of 9.0 acres of parkland.

A note on the master plan states that Centex Homes, the developer/owner of the Lost Creek subdivision will once again not provide parkland, and has instead opted to pay a fee in lieu of parkland. This fee is to be determined and paid at time of platting.

Ernest Brown

From: tsang@bexar.org
Sent: Friday, July 08, 2005 3:51 PM
To: Ernest Brown; jpacheco@pape-dawson.com
Cc: Michael Herrera
Subject: Lost Creek III **Approval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Ernest Brown

From: tsang@bexar.org
Sent: Friday, April 29, 2005 10:15 AM
To: Ernest Brown
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: Lost Creek III **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Ernest Brown

From: Kay Hindes
Sent: Monday, April 11, 2005 5:33 PM
To: Michael Herrera
Cc: Ernest Brown; 'jadame@pape-dawson.com'
Subject: Lost Creek III MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. The conditions for the approval for the above referenced MDP are as follows:

- (1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;
- (2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Ernest Brown

From: Karen.Stahn@saws.org

Sent: Wednesday, March 23, 2005 3:06 PM

To: Ernest Brown

Cc: jadame@pape-dawson.com

Subject: SAWS Aquifer Protection & Evaluation Review for Lost Creek III MDP

Attached is our review of the above project.

Karen Stahn

Resource Data Coordinator

Aquifer Protection & Evaluation Section

San Antonio Water System

(210) 704-7306

July 18, 2005

Jon Adame, P.E.

Pape-Dawson Engineers Inc.
555 East Ramsey,
San Antonio, TX 78216

OK
two corrections

Re: Lost Creek III Subdivision

MDP # 828

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Lost Creek III Subdivision Master Development Plan M.D.P. # 828. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 828 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The Historic Preservation Office cites the following conditions:
 1. It is believed that cultural resources exist within the project area that should be inventoried before this project moves forward.
 2. The cultural resources review will be conducted at the time of platting.
- The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Lost Creek III Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek III Development is located to the west of Ralph Fair Road, approximately two miles north of the intersection Old Fredericksburg Road and Ralph Fair Road. The proposed development consisting of 121 acres is proposed to be developed with 616 single-

family detached homes. Lost Creek III is estimated to generate 462 AM peak hour trips, 622 PM peak hour trips with a total of 6,222 Daily trips by the year 2008.

1. The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Lost Creek III Development MDP, at no cost to the City of San Antonio:

- a) Street connections to Ralph Fair Road shall be collector sections in width, 70' of Right-of-way and 44' of pavement approximately 200-feet in length or 1 lot depth.
 - b) Construction of an internal east/west Local B street system from Ralph Fair Road (FM 3351) to the west most property line approximately 2900-feet in length. Local B street design parameters consist of 60-feet of ROW and 40-feet of pavement (Table 506-3). The proposed Local B Street shall have no houses fronting (UDC 35-502, (9), (B)).
2. Construct an northbound left turn lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
 3. Construct an southbound right turn lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
 - a) Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
 - b) Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one -way conversion of frontage road does not occur within the next five years, other traffic issues may arise.
 4. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
 5. Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Lost Creek III MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street

Mr. Adame
July 18, 2005
Page 3

network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting. Please note that the intent of the east/west Local B street system is to connect to Old Fredericksburg Road.

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.
- Bexar County cites the following conditions will be provided by the developer prior to completion of the Babcock Road 165 Subdivision:

I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.
--

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873

7038

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To: DEVELOPMENT SERVICES

Attn: ERNEST BROWN

Date: 07/12/05

101 S. ALAMO ST.

Re: LOST CREEK III MDP

QUANTITY	DESCRIPTION
8	COPIES
1	8 1/2" X 11" REDUCTION

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

From: JEFF TACHECO Project No.: 6197-00

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To:

DEVELOPMENT SERVICES / PLANNING

Attn:

ERNEST BROWN
ALAMO ST.

Date:

06/22/05

Re:

LOST CREEK III MDP

QUANTITY	DESCRIPTION
5	PRINTS WITH REQUEST FOR REVIEW FORMS FOR MAJOR THOROUGHFARE, STORM WATER ENGINEERING AND BEXAR COUNTY PUBLIC WORKS

2005 JUN 23 PM 3:40
DEV. SERVICES

If enclosures are not as noted, kindly notify us at once.

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS

THESE WERE THE THREE WHO HAD
DISAPPROVAL. PLEASE FORWARD TO THEM FOR
FINAL REVIEW.

PLEASE CALL IF YOU NEED ADDITIONAL
INFORMATION.

From:

JESSE PACHECO

Project No.:

6197-00

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

Ernest Brown

From: Richard De La Cruz
Sent: Tuesday, May 31, 2005 3:07 PM
To: Robert Lombrano; Ernest Brown
Subject: Lost Creek III MDP



2005TIA0567.doc

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3266336

AMT ENCLOSED _____

50-05-5574
CENTEX HOMES
1354 N LOOP 1604 E, STE 108
SAN ANTONIO, TEXAS 78232

AMOUNT DUE 500.00
INVOICE DATE 2/16/2005
DUE DATE 2/16/2005

MDP 828

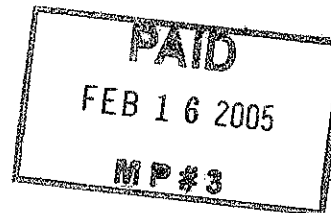
PHONE: (000) 000-0000

LOST CREEK III MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/16/2005	3266336	50-05-5574	2/16/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/16/2005		CK#109757	
END	02/16/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	PARK3LC PARK3LC	01/26/05 01/26/05	76521 MISC LP PRIARN Invoice total Vendor payment	315.00 315.00 315.00		315.00
			Total	315.00		315.00

PARKS

2005 FEB 15 PM 3:00

SAV SERVICES

CHECK NO: 109759 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 01/28/05

SAFEGUARD CK7JCVTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
 1354 N LOOP 1604 EAST
 SUITE 108
 SAN ANTONIO, TX 78232

NO 109759 64-1278
611

DATE Jan 28, 2005

AMOUNT

*****\$315.00

Three Hundred Fifteen Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE
ORDER OF

 CITY OF SAN ANTONIO
 P.O. Box 839966
 SAN ANTONIO, TX 78283

[Signature]
 AUTHORIZED SIGNATURE
[Signature]
 AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

109759 061112788 329971426